

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 16, 2006

ITEM No. _____

CASE NUMBER/ PROJECT NAME	3-DR-2006 Verizon PHO-Horizon WCF		
LOCATION	Southeast corner of Scottsdale Road and Grayhawk Drive		
REQUEST	Request approval to place an additional wireless antenna on an existing WCF facility located on a traffic signal near the southeast corner of Scottsdale Road and Grayhawk Drive.		
OWNER	City of Scottsdale 480-312-4138	ENGINEER	N / A
ARCHITECT/ DESIGNER	N / A	APPLICANT/ COORDINATOR	Manjula Vaz Gammage and Burnham 602-256-4461

BACKGROUND

Zoning.
This site is zoned C-2 PCD (Central Business District, Planned Community Development). This district allows businesses and shopping facilities that are not ordinarily compatible with residential development. Type III Wireless Communications Facilities are allowed on existing street light poles with Development Review Board consideration and approval.

Context.
The site is an existing traffic light pole located on the south side of Grayhawk Drive. The equipment cabinet is also located on the south side of the right-of-way on the east side of Scottsdale Road.

Adjacent Uses:

- North: Existing single-family residential housing in a R1-7 PCD zone
- South: Existing business and retail in a C-2 PCD zone
- East: Existing single-family residential housing in a R1-7 and R1-10 PCD zone
- West: Scottsdale Road Right-of-Way and further west (Arizona State Lands)

APPLICANT'S PROPOSAL

Applicant's Request.
The applicant proposes to replace two existing antennas and add one new one at the top of the existing traffic light pole.

Development Information:

- Existing Use: Street Light Pole and Wireless Communication Facility
- Proposed Use: Street Light Pole and Wireless

Communication Facility

- Parcel Size: An enclosed space 210 square feet (existing)
- Building Size: 18 square feet (existing)
- Pole Height Allowed: 40 feet (existing)
- Antenna Height: 35 Feet

DISCUSSION

This proposal will provide for the installation of a wireless communications facility on an existing street light pole. The existing facility currently has two wireless antennas attached to the existing street light pole located in the right-of-way. The applicant proposes to add one new antenna to the existing light pole, as well as a two-foot square communications box mounted flush to adjacent grade. The new antenna will be installed below the two existing antennas. The existing equipment cabinets will remain in place.

STAFF

Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION

STAFF CONTACT(S)

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APPROVED BY

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Current Planning Director
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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan/Elevations
5. Photo Simulation
- A. Stipulations/Zoning Ordinance Requirements

PURPOSE OF REQUEST
PHO-HORIZON

Verizon Wireless (the "Applicant") and the City of Scottsdale ("Owner") respectfully submits this wireless communication facility ("WCF") application to locate one (1) WCF antenna on an existing light standard on a previously zoned, existing WCF light standard in the City of Scottsdale's right of way. The existing light standard is located at the SEC of Scottsdale Road and Grayhawk Drive in Scottsdale, Arizona (the "Site").

PROJECT DESCRIPTION

Section 5.102 of the Scottsdale Zoning Ordinance permits WCF in the C-2 PCD zoning district, subject to the provisions of Section 7.200.

The purpose of this request is to add one new antenna to an existing WCF site. The existing WCF site currently has two wireless antennas attached to the existing WCF light standard located in the City of Scottsdale right of way. There is an existing equipment cabinet located adjacent to the existing light standard. The existing equipment cabinet is screened by a decorative metal screen that blends in with the architecture and character of the area.

The Site is in the City of Scottsdale right of way, on the south side of Grayhawk Drive. The equipment cabinet is located to the south in right-of-way on the east side of Scottsdale Road. The property adjacent to the Site is zoned C-2 PCD.

The Applicant proposes to retain the existing equipment cabinet and WCF light standard at their current location in the right of way. The light standard currently accommodates two (2) wireless antennas. The purpose of this application is to add one (1) wireless antenna. Therefore, there will be a total of three (3) antennas on the existing WCF light standard.

Section 7.200(H) states that the "purpose of the WCF regulations is to encourage and promote wireless communications coverage for all areas of the city while minimizing the visual, environmental, and neighborhood impacts."

Traffic growth and increasing wireless usage create a need for additional wireless capacity in this area. This WCF site was specifically chosen because it is in right-of-way and because it is an existing WCF site. As such, no new poles or structures of any kind need to be introduced at this location.

Our customers are increasingly requiring wireless coverage inside as well as outside their homes and businesses. In order to serve Verizon's customers in North Scottsdale and the Garyhawk area, it is necessary that we add this additional antenna to provide additional coverage.

GENERAL STANDARDS

The following itemizes the general standards applicable to all WCF and explains how the proposal addresses each requirement.

1. WCF concealment and screening. All antennas, mounting hardware, and cabling must be covered or painted to match the building, tower, or pole it is mounted on. Equipment cabinets, service panels, and service panels must be screened by solid walls, landscaping, or berms. Screening shall blend with or enhance the surrounding context in terms of scale, form, texture, materials, and color. WCF shall be concealed as much as possible by blending into the natural and/ or physical environment. All gates shall be opaque.

There is no change proposed to existing, previously approved equipment.

2. WCF height. The height of free-standing WCF is measured from natural grade to the top of all appurtenances.

The proposed WCF is 40 feet from natural grade to the top of appurtenances. The height of the existing light standard will not change.

3. WCF setbacks. All WCF must meet the setback, stepback, and yard requirements of the underlying zoning district unless permitted otherwise.

The proposed WCF is located in the City of Scottsdale right-of-way and therefore is not subject to setback, stepback, or yard requirements of the underlying zoning district.

4. WCF Co-location. All new monopoles or towers over forty (40) feet in height shall allow for co-location by other wireless communications service providers. The applicant shall demonstrate that the engineering of the monopole or tower and the placement of ground-mounted WCF will accommodate other providers' WCF. The owner of the tower or monopole and the property on which it is located must certify that the monopole or tower is available for use by another wireless communications service provider on a reasonable and non-discriminatory basis.

This section is not applicable to this request.

5. WCF Lighting. Any exterior lighting for WCF shall be fully shielded, screened by the same screening surrounding the WCF, and located below the height of the screening.

The proposed WCF will not be lit.

6. WCF identification. Each WCF shall be identified by a permanently installed plaque or marker, no larger than four (4) inches by six (6) inches, clearly identifying the wireless communications service provider's name, address, e-mail contact, and emergency phone number.

Each WCF shall be so identified.

TYPE 3 WCF REQUIREMENTS

Section 7.200H(F) outlines the requirements for a Type 3 WCF Facility located on a light standard.

This application is for a Type 3 WCF on a light standard..

*F. WCF located on **existing** or replaced street light poles, parking lot light poles, and street sign poles, subject to the following criteria:*

“1. The replacement pole and WCF shall not increase the diameter of the existing pole by more than sixty (60) per cent, not to exceed eighteen (18) inches total, or increase the height of the existing pole by more than six (6) feet;

This request uses the existing light standard.

2. Antennas shall be limited to snug-mount, canister-mount, and concealed antennas height;

This request is for a snug-mount WCF.

3. All cables shall be located inside the pole or within an encasement to hide all cables colored to match the pole and oriented to a side with the least visual impact; Equipment cabinets shall be located inside buildings, screened behind walls, pole-mounted, or buried underground;

This application will not change the existing equipment cabinet. The existing equipment cabinet is screened by a decorative metal screen that blends into the architecture and character of the area.

B. Equipment cabinet locations shall comply with the height and yard development standards of the underlying zoning district;

The equipment cabinet is existing and will not increase in height or area.

“C. Equipment cabinets with air-conditioning shall be enclosed by walls and setback a minimum of fifteen (15) feet from lots where the existing or planned primary use is a single-family dwelling

This proposal is for a right-of-way location and is governed by Paragraph D below.

D. All equipment cabinets that are located within the right-of-way or completely underground are exempt from yard development standards.

The existing equipment is within the right-of-way and will remain as is.

The purpose of this WCF application is to provide wireless communication service to Verizon Wireless customers in Scottsdale and specifically the Grayhawk area. It is

important that the Applicant is able to provide quality service to its customers in Scottsdale for both their daily activities and in emergency situations.

CONFORMANCE WITH FCC SAFETY STANDARDS

This Wireless Communication Facility, at its maximum load, including cumulative effects of multiple facilities, meets or exceeds the Federal Communication Commission's radio frequency safety standards.

COMPLIANCE WITH STATE, LOCAL, & FEDERAL REGULATIONS

Pursuant to the terms of its operating license, Verizon Wireless will comply with all state, local and federal regulations relative to the operation of this facility.

COMMUNITY NOTIFICATION

The Applicant has sent letters to all residents within 750 feet of this site and all homeowner's associations within 1 mile of the site. The Applicant has not heard from any residents or homeowners. In addition, included in this application is an e-mail from the Grayhawk Homeowners Association which indicates their support of this Application.

CONCLUSION

The application complies with all requirements for WCF established by the zoning ordinance. In addition, the applicant has corresponded to the appropriate surrounding neighborhood. We respectfully ask for your support.



Q.S.
41-45

G.I.S. ORTHOPHOTO 2003

Verizon PHO-Horizon WCF

3-DR-2006

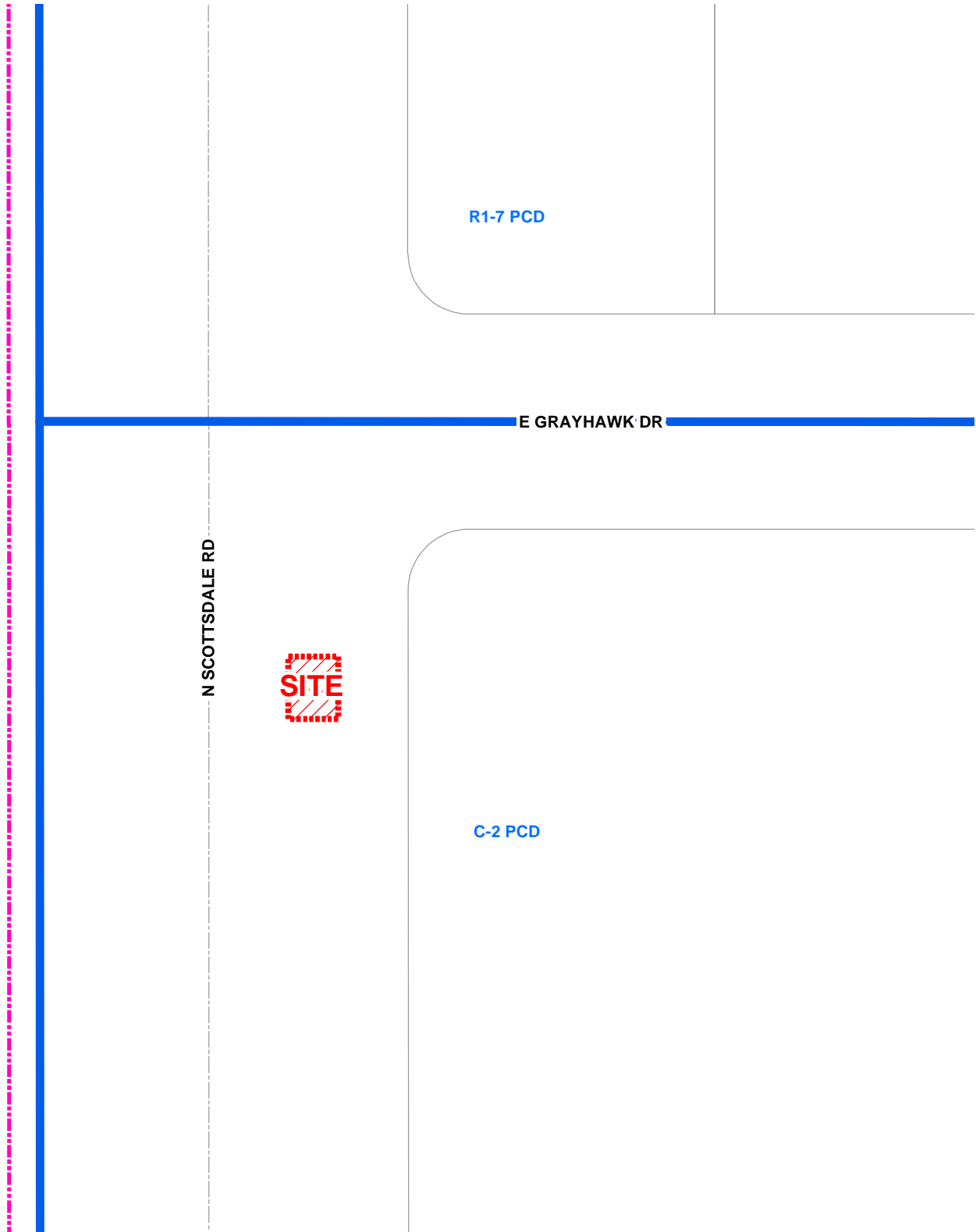
ATTACHMENT #2



Verizon PHO-Horizon WCF

3-DR-2006

ATTACHMENT #2A

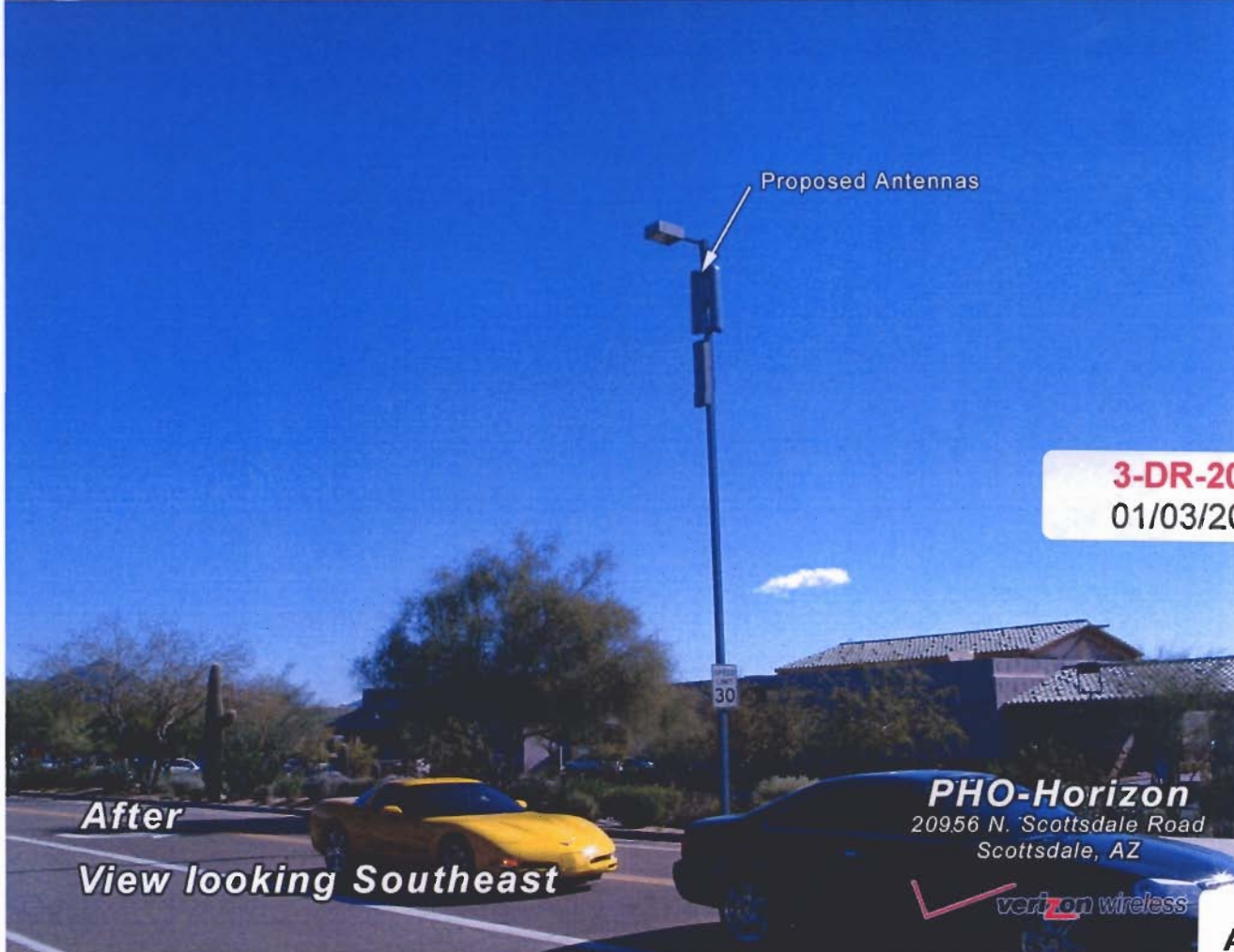


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ATTACHMENT #3



Before



Proposed Antennas

3-DR-2006
01/03/2006

After

View looking Southeast

PHO-Horizon
20956 N. Scottsdale Road
Scottsdale, AZ



Stipulations for Case: Verizon PHO-Horizon Case 3-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. The location and configuration of the proposed wireless antennas to the existing WCF site shall be constructed to be consistent with the Site Plan, Elevations and Site Data Plan submitted by Verizon Wireless with a city received date of 01/03/2006.

SITE DESIGN:

DRB Stipulations

2. The entire length of all cables associated with this facility shall be encased within the existing light standard.
3. The color of the proposed antennas shall be painted to match the color of the existing light standard. A color sample with manufacturer's name and LRV shall be submitted with the Final Plans submittal.
4. With the Final Plans submittal, the Provider shall submit dimensioned and scaled details, and/or manufacturer cut sheets of the antenna being used. Any changes, including but not limited to, the size and location of the proposed antenna shall be subject to the approval of the Development Review Board.
5. The addition of the proposed antenna shall not result in a height increase of the existing traffic pole standard.
6. All existing easements, including public utility and scenic corridor easements, shall be shown on all site, and civil plans.
7. All existing utilities, including aerial, at grade and underground, shall be shown on all final plans.
8. Prior to construction the contractor is required to notify Inspection Services by calling 480-312-5750. A Planning Inspection (#42) must be conducted prior to commencement of any construction. Provider must note this requirement on site plan.
9. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of Final Plans staff.
10. With the Final Plans submittal, the Provider shall submit a detail of the existing **required** marker or plaque, to the satisfaction of Final Plans review staff showing conformance with Zoning Ordinance requirements. The plans shall clearly identify the location of the marker/plaque. The marker/plaque shall contain the company name, contact name and phone number of the facility operator.
11. With the Final Plans submittal, the Provider shall submit verification that City of Scottsdale staff has accepted and approved the Permission for Private Improvements in the Right of Way form.
12. No microwave dish antenna is approved as part of this case.

ATTACHMENT A

13. No exterior lighting shall be approved as part of this submittal.

14. Obtain necessary permits as required by the One-Stop-Shop

ENGINEERING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

- a. The location and configuration of the proposed wireless antennas to the existing WCF site shall be constructed to be consistent with the Site Plan, Elevations and Site Data Plan submitted by Verizon Wireless with a city received date of 01/03/2006.

SITE DESIGN:

DRB Stipulations

1. All supporting equipments shall not be located within any drainage easements.
2. All supporting equipments shall not be located within any water and sewer easements.